

MEMORANDUM
Case # REZO-12-15-14994



To: Franklin County Planning Commission
From: Steven M. Sandy, Current Planning Development Manager *Stu*
Date: December 30, 2015
Tax #s: 0360018501A
District: Boone District
Applicant: David Sine
Owners: Alvin Sine and Marcella Sine

REQUEST:

Petition of **David Sine, Petitioner** and **Alvin Sine & Marcella Sine, Owners**, requesting to amend proffered conditions #1 and #6, approved as part of a zoning amendment on November 27, 2007, relating to conformance to concept plan and allowable signage. The property is currently zoned Business District, General (B-2) consisting of +/- 1.58 acres, located at 20734 Virgil Goode Highway, in the Boone District of Franklin County, and further identified as Tax Map/Parcel #0360018501A. The Future Land Use Map of the Comprehensive Plan identifies this area as Route 220 Commercial Highway Corridor recommending commercial development. (Case # REZO-12-15-14994)

RECOMMENDATION:

Staff recommends that the Planning Commission consider and approve the requested amendment to proffered conditions by rezoning from Business B-2 to Business B-2 with the following revised proffered conditions:

1. Substantial conformity. *The property shall be developed in substantial conformity with the conceptual plan, entitled "Blackwater 4WD & Tractor, LLC Concept Plan", prepared by Price Buildings, Inc. dated 12/3/2015.*
2. Limitation of Use. *The use of the Property shall be limited to the uses permitted in the Business B-2 district, except that the following uses will not be permitted on the Property: Apartments with combined business; Assembly halls; Auction barn/auction house; Blacksmiths; Boat clubs; Car and vehicle wash operations; carpet cleaning; Cemeteries, community and commercial; Clubs (private); Clubs (public); Cold storage lockers, facilities; Drive-in restaurants/walk-ins; Flea markets; Gasoline stations; Laundromats; Marinas; Mobile home sales; Railroad facilities.*
3. *The applicant shall comply with all requirements of the Virginia Department of Health regarding the provision of water and sewage disposal.*
4. *The applicant shall coordinate with Virginia Department of Transportation to meet requirements for a commercial entrance permit.*
5. *The applicant shall maintain a twenty (20) foot landscaped buffer adjacent to Route 220. In addition, the applicant shall maintain landscaped buffer to the east and west of the property in conformance with the Franklin County Landscape and Buffering Ordinance adopted July 2002.*



BACKGROUND:

The petitioner requests to amend proffered conditions #1 and #6 from a previously approved rezoning of the property approved on November 27, 2007 (see attached). The conditions relate to conformance to the concept plan and allowable signage, respectively. This 1.58 +/- acre property fronting on U.S. 220 North in Boone District. The applicant has also submitted a conceptual plan entitled "Blackwater 4WD & Tractor, LLC Concept Plan" prepared by Price Buildings, Inc. and dated December 3, 2015. The new concept plan shows the proposed 20 x 40 showroom addition that was not included on the concept plan in 2007 approval. Therefore, proffer #1 is being amended to reference the new concept plan depicting the addition.

In addition, the petitioner has proposed to eliminate condition #6 that limited signage on the property to two (2) freestanding signs measuring no more than thirty-two (32) square feet in area and a prohibition on off-premise signs on the property. Currently, the Business B-2 district allows multiple freestanding signs for businesses and allows up to one hundred (100) square feet of area for each freestanding sign. Individual freestanding signs are required to maintain a separation of 250 feet. Based on the current sign location, the removal of this proffer would allow the one existing sign to be increased to 100 square feet in area however, another sign would not be allowed on the property due to the separation distance. Furthermore, off-premise signage would not be allowed due to the prohibition found in Section 25-502.10 of the 220-North Mixed Use Overlay.

The aerial view of the parcel shows the highway commercial nature of the area. The area is served by public water and septic systems. US Route 220, fronting the property is a public highway; the property has approximately 380' of frontage. .

During the Development Review Team (DRT) meeting where the application was reviewed with representatives from Public Works, Planning, VDOT, and the Virginia Dept. of Health. No major concerns were raised concerning the proposed special use permit.

The application was advertised, posted, and notifications sent to all adjacent property owners. Adjoining property owners and/or general public may raise comments and concerns during the public hearings.

SITE STATISTICS:

<i>Location:</i>	20734 Virgil H. Goode Highway (US 220 North), in the Boone District
<i>Size:</i>	+/- 1.58 acres
<i>Existing Land Use:</i>	Highway Commercial



Adjoining Zoning: A1, Agricultural District
Adjoining Land Uses: Commercial, Agriculture
Adj. Future Land Uses: Commercial Highway Corridor

COMPREHENSIVE PLAN:

This property is designated in the 2025 Comprehensive Plan as Commercial Highway Corridor.

Commercial Highway Corridors are linear commercial development along an established primary highway. These highway corridors are intended to provide development opportunities extending behind the parcels that front on the primary highway.

The Commercial Highway Corridors identified in the Franklin County Comprehensive Plan are:

Route 220:

Between Brick Church Road and Iron Ridge Road (The commercial highway corridor this particular property is located)

Between Shady Lane (983) and the Rocky Mount Town limits.

Between Cassell Drive and the Franklin County Commerce Park

Route 40 West:

Between the Rocky Mount Town limits and Six Mile Post Road

Route 40 East:

Between the Rocky Mount Town limits and Golden View Road

Policies for Commercial Highway Corridors

- 1. The County will explore and implement effective ways to manage and improve the negative impacts of strip commercial development on important arterial roads that have already experienced development. These impacts include frequent curb cuts, proliferation of signs and visual clutter, poor aesthetics and poor traffic flow.*
- 2. In areas that face increasing pressure for strip commercial development, the County will explore ways to provide incentives to encourage beneficial development, and desirable site characteristics, and to reduce the negative impacts on the rural character of the County. The methods will include planning for intersecting local access road nodes connecting to parallel collector roads.*
- 3. The County will encourage and monitor site plans for new development along key commercial corridors to coordinate entrances according good engineering practices to reduce safety hazards and congestion and to meet or exceed VDOT commercial highway entrance standards.*



- 4. Discourage further linear expansion of commercial highway corridors.*
- 5. Discourage the future designation of any new commercial highway corridors.*
- 6. New commercial development should be directed to identified Towns and Villages and/or lateral expansion of existing commercial corridors.*
- 7. Scale and design of development should be in keeping with traditional character of Franklin County.*

Also, this particular property is located in the 220 North Corridor Plan adopted by the Board of Supervisors in February of 2009. The property is located in the Mixed Use District of the plan.

ZONING ORDINANCE:

The development of the property is governed by Chapter 25 of the Franklin County Code. In addition, the property is located within the 220-North Mixed Use Overlay District and is subject to additional zoning regulations found in Chapter 25, Article IV, Division 6 of the County Code. These regulations govern required landscape yards, required landscaping, signage, etc. In particular, the overlay district requires a twenty-five (25) foot minimum landscape yard. This area shall landscape yard prohibits outdoor displays, outdoor storage, parking buildings within the yard.

ANALYSIS:

Staff believes that the zoning history for this property, including the most recent rezoning cases in 2003 and 2007, indicates willingness by the Board of Supervisors for this property to develop as part of the commercial highway corridor. The property is already developed with commercial use and has been for several years. Staff believes that the continued B-2, Business District General, is appropriate for a commercial highway corridor, if given proffered assurances to limit the impact of commercial uses and development through appropriate landscaping, screening, and buffering against adjacent uses.

Allowance of signage consistent with other Business B-2 uses does not appear to be inconsistent with other B-2 properties in the area along this major highway corridor.



RECOMMENDATION:

Staff recommends that the Planning Commission consider and approve the requested amendment to proffered conditions by rezoning from Business B-2 to Business B-2 with the following revised proffered conditions:

1. *Substantial conformity. The property shall be developed in substantial conformity with the conceptual plan, entitled "Blackwater 4WD & Tractor, LLC Concept Plan", prepared by Price Buildings, Inc. dated 12/3/2015.*
2. *Limitation of Use. The use of the Property shall be limited to the uses permitted in the Business B-2 district, except that the following uses will not be permitted on the Property: Apartments with combined business; Assembly halls; Auction barn/auction house; Blacksmiths; Boat clubs; Car and vehicle wash operations; carpet cleaning; Cemeteries, community and commercial; Clubs (private); Clubs (public); Cold storage lockers, facilities; Drive-in restaurants/walk-ins; Flea markets; Gasoline stations; Laundromats; Marinas; Mobile home sales; Railroad facilities.*
3. *The applicant shall comply with all requirements of the Virginia Department of Health regarding the provision of water and sewage disposal.*
4. *The applicant shall coordinate with Virginia Department of Transportation to meet requirements for a commercial entrance permit.*
5. *The applicant shall maintain a twenty (20) foot landscaped buffer adjacent to Route 220. In addition, the applicant shall maintain landscaped buffer to the east and west of the property in conformance with the Franklin County Landscape and Buffering Ordinance adopted July 2002.*



SUGGESTED MOTIONS:

The following suggested motions are sample motions that may be used. They include language found in Section 15.2-2283, Purpose of zoning ordinances of the Code of Virginia of 1950, as amended.

- 1) (**APPROVE**) I find that the proposal will not be of substantial detriment to adjacent property, that the character of the projected future land use of the community will not be adversely impacted, that such use will be in harmony with the purpose and intent of the zoning ordinance and with the public health, safety and general welfare. Therefore I move to recommend approval of the petitioner's request to amend the proffered conditions in Business B-2, with the proffered conditions submitted by the owner.

OR

- 2) (**DENY**) I find that the proposal is of substantial detriment to adjacent property and that such use will not aid in the creation of a convenient, attractive, or harmonious community. Therefore I move to recommend denial of the request to amend proffered conditions.

OR

- 3) (**DELAY ACTION**) I find that the required information for the submitted petition is incomplete. Therefore I move to delay action until all necessary materials are submitted to the Planning Commission.

Department of Planning & Community Development



DATE: December 18, 2015

TO: Adjoining Property Owners

FROM: Steven M. Sandy, Director *SMS*
Franklin County Planning & Community Development

REF: Case # **REZO-12-15-14994**
Tax Map # 0360018501A
20734 Virgil Goode Hwy, Rocky Mount, VA 24151

APPLICANT: David Sine

The above mentioned applicant(s) has submitted to this office for consideration an application for Rezone to be heard by the Planning Commission on the following date:

PLANNING COMMISSION MEETING

January 12, 2016

6:00 P.M.

Board of Supervisors Meeting Room
(Franklin County Government Center)

You are invited to attend this public hearing and express your opinion on the request. If you are unable to attend these hearings, we will accept written comments and we encourage you to have the comments in this office not later than 4:30 P.M., Friday, January 8, 2016, to distribute to the Planning Commission members prior to the Public Hearing. You may also email comments to lori.crouch@franklincountyva.gov. To review the application materials you may go to www.franklincountyva.gov/planning/applications.

Information regarding this request is also available for review in this office, Franklin County Government Center; Planning & Community Development Department, 1255 Franklin Street, Suite 103, Rocky Mount, VA 24151; weekdays from 8:00 A.M. to 4:30 P.M. If you have any questions, please feel free to call (540)483-3027.

SMS/lac

FRANKLIN COUNTY DEPARTMENT
OF PLANNING & ZONING

AFFIDAVIT OF POSTING PROPERTY

Applicant: **David Sine**

Mailing Address: **20734 Virgil H. Goode Highway, Rocky Mount, VA 24151**

Address of Property to be posted (give directions to location if no address):

From Rocky Mount north on Route 220, 5 miles on right, just past Wirtz Road.

Action Requested: ☒ Rezone _____ Special Use Permit _____ Variance _____ Appeal _____
_____ Use not provided for _____ Amendments _____ Other _____

Location(s) of Sign(s) posted on the property:

Date Sign(s) erected on property: _____

I hereby swear that the Public Notice Sign(s) required was/were posted as stated above and remained in place to this day, _____.
Month Day Year

Signature of Applicant: _____

Date Signed: _____

Note: This affidavit must be brought to the Planning Commission, Board of Supervisors or Board of Zoning Appeals meeting(s) during which your case is considered, and given to a Planning Staff representative.

Public Notice Sign issued by Lori Crouch, Administrative Assistant on December 30, 2015 to February 16, 2015. (Copy placed in petition file of date issued)

Lori A. Crouch
Signature

FRANKLIN COUNTY
PETITION/APPLICATION FOR REZONING
(Type or Print)

I/We, Alvin + Marcella Sime, as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors to amend the Franklin County Zoning Maps as hereinafter described:

1. Petitioners Name: David Sime
2. Property Owner's Name: Alvin + Marcella Sime
- Phone Number: 540 580 4680
- Address: 20734 Virgil Goode HWY
Rocky MT Va Zip: 24151
3. Exact Directions to Property from Rocky Mount: North on RT 220
Smiles, on Right Just Past Wirt
4. Tax Map and Parcel Number: Track A Parcel 36-185.1
5. Magisterial District: Boone
6. Property Information:

- A. Size of Property: 1.580 Acres
- B. Existing Land Use: Commercial B2
- C. Existing Zoning: B2
- D. Existing number of allowed dwelling units per acre or commercial/industrial development square feet per acre: _____
- E. Is property located within any of the following overlay zoning districts:
____ Corridor District ____ Westlake Overlay District ____ Smith Mountain Lake Surface District
- F. Is any land submerged under water or part of a lake? Yes No If yes, explain.

7. Proposed Development Information:

- A. Proposed Land Use: Retail Sales / keep AS IS
- B. Proposed Zoning: Change zoning To Allow sign per Sec. Code 25-156.11
- C. Size of Proposed Use: Add 40' x 20' Addition For Show Room To Front To OF Existing Building
- D. Proposed dwelling units per acre or commercial/industrial development square feet per acre: _____

Remove Proffer # 6

Checklist for completed items:

- ☒ Application Form
- ☒ Letter of Application
- ☒ List of Adjoining Property Owners and Addresses
- ☒ Concept Plan
- ☒ Application Fee

I certify that this petition/application for rezoning and the information submitted herein is correct and accurate.

Petitioner's Name (Print): David Sine

Signature of Petitioner: David Sine

Date: 11-28-15

Mailing Address: 20734 Vigil goede HWY
Reckx MT Va. 24151

Telephone: 540 580 4680

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): Alvin Sine

Signature of Owner: Alvin Sine

Date: 12-1-15

Date Received by Planning Staff: 12/7/15

Time: _____

Clerk's Initials: JAC

CHECK #: #3383

RECPT. #: INV-13-15-39717

AMOUNT: \$260

ADJACENT PROPERTY OWNERS

Adjacent property owners are mailed a notice of the request. Please provide each owner's name and mailing address plus zip code for every property adjacent to the site and directly across from any public right-of-way adjoining the site. Names and addresses are available in the County Real Estate office in the Courthouse.

NAME: <u>G.D. Barnhart</u>	ADDRESS: <u>737 Virginia AVE</u>
TAX MAP NUMBER: <u>36-186</u>	<u>Salem Va 24153</u>
NAME: <u>James Edwards</u>	ADDRESS: <u>20728 Virgil Goode Hwy</u>
TAX MAP NUMBER: <u>36-183.2A</u>	<u>Rocky Mt Va 24151</u>
NAME: <u>Jackson McCray</u>	ADDRESS: <u>20732 Virgil Goode Hwy</u>
TAX MAP NUMBER: <u>36-185.1-B</u>	<u>Rocky Mt Va 24151</u>
NAME: <u>David Allman</u>	ADDRESS: <u>255 Claybrook Rd</u>
TAX MAP NUMBER: <u>0360021300</u>	<u>Rocky Mt Va 24151</u>
NAME: <u>David Allman</u>	ADDRESS: <u>255 claybrook Rd</u>
TAX MAP NUMBER: <u>0360021301</u>	<u>Rocky Mt Va 24151</u>
NAME: _____	ADDRESS: _____
TAX MAP NUMBER: _____	_____
NAME: _____	ADDRESS: _____
TAX MAP NUMBER: _____	_____
NAME: _____	ADDRESS: _____
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NAME: _____	ADDRESS: _____
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NAME: _____	ADDRESS: _____
TAX MAP NUMBER: _____	_____
NAME: _____	ADDRESS: _____
TAX MAP NUMBER: _____	_____

STATE OF VIRGINIA:
BEFORE THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY

FINAL ORDER

A \pm 1.50 acre parcel of land, a portion of \pm 6.90 acres, located on State Route 220 North, 0.4 of a mile past Wirtz Road on the right, in the Boone Magisterial District of Franklin County, identified and recorded as a portion of Tax Map # 36, Parcel # 185.1, in the Franklin County Real Estate Tax Records.

TO THE HONORABLE SUPERVISORS OF FRANKLIN COUNTY:

WHEREAS, the Petitioner, **R. Jack Smith and Patsy C. Smith**, as **Petitioners and Owners**, did petition the Franklin County Board of Supervisors to amend the rezone approved March 18, 2003 to ~~eliminate proffer #2~~ which eliminates certain uses from the list of permitted uses on the property from the B-2, Business District General zoning in the Franklin County Zoning Ordinance.

WHEREAS, after due legal notice as required by Section 15.2-2204, and 15.2-2205, of the Code of Virginia of 1950, as amended, the Planning Commission did hold a public hearing on October 9, 2007 at which time all parties in interest were given an opportunity to be heard; and

WHEREAS, after full consideration at the public hearing held on November 27, 2007, the Franklin County Board of Supervisors determined that the Rezone Amendment Request be **GRANTED** with the proffers listed below.

Proffers for Case # RA 07-10-01, R. Jack Smith and Patsy C. Smith:

1. Site will be developed in accordance with the concept plan for R. Jack Smith and Patsy C. Smith, dated January 21, 2003, last revised August 31, 2007, as prepared by Stone Engineering.

2. The uses of this site will be limited to the uses permitted in the B-2 district, except that the following uses will not be permitted on the site:

- Apartments combined with business
- Assembly halls
- Auction barn/auction house
- Blacksmiths
- Boat clubs
- Car and vehicle wash operations
- Carpet cleaning
- Cemeteries, community and commercial
- Clubs (private)
- Clubs (public)
- Cold storage lockers, facilities
- Drive-in restaurants/walk-ins
- Flea markets
- Gasoline stations

Laundromats
Marinas
Mobile home sales
Railroad facilities

3. The applicant will comply with all requirements of the Virginia Department of Health regarding the provision of water and sewage disposal.
4. The applicant will coordinate with Virginia Department of Transportation to meet requirements for a commercial entrance permit.
5. The applicant will maintain a twenty (20) foot landscaped buffer adjacent to Route 220. In addition, the applicant will maintain landscaped buffer to the east and west of the property in conformance with the Franklin County Landscape and Buffering Ordinance adopted July 2002.
6. The applicant will be limited to two (2) free standing signs measuring no more than thirty-two (32) square feet in area. There will be no off-premise signs located on the property.

NOW, THEREFORE, BE IT ORDAINED that the aforementioned parcel of land, which is contained in the Franklin County Tax Records as a portion of Tax Map # 36, Parcel # 185.1 (Deed Book 671, Page 116; Plat Book 430, Page 1031), be granted the request to amend the rezone approved March 18, 2003 to eliminate proffer #2 which eliminates certain uses from the list of permitted uses on the property from the B-2, Business District General zoning in the Franklin County Zoning Ordinance.

BE IT FURTHER ORDAINED that a copy of this order be transmitted to the Secretary of the Planning Commission and that she be directed to reflect this change on the official zoning map of Franklin County.

ADOPTED on motion of Supervisor Mr. David Hurt, representative for the Boone Magisterial District of Franklin County, seconded by Supervisor Mr. Russell Johnson, representative for the Gills Creek Magisterial District, upon the following recorded vote:

AYES: Angell, Hurt, Johnson, Mitchell, Poindexter, Quinn, Wagner

NAYES:

ABSENT:

ABSTAIN:

Patricia A. Toluy Clerk
Planning Commission Clerk for the
Franklin County Board of Supervisors

January 8, 2008 Date

Letter of Application

For 20734 Virgil Goode HWY, Rocky Mt Va. 24151

The proposed use of the property is wholesale and retail sales per B2 zoning. Please see attached concept drawing from Price Builders date 12/3/15 and added it to the file in conjunction with the existing concept drawing from Stone Engineer dated 8/31/07 for the new addition location

We would like to add 20 x 40 showroom addition to the front of the existing build (see attached drawing) and remove Proffer #6 that restrains this retail site from effectively promoting our products and advertising specials and discounts of the month.

We would like Proffer #6 removed and have the standards of B2 Sign Regulations apply per section 25-156.11 of the Franklin county sign ordinances

There will be no or very little changes to the surrounding area due to only adding LED signage to the top of our existing sign (see attached photo and sign drawing).

**SURVEY FOR
JACKSON L. McCRAY
DAWN H. McCRAY**

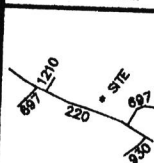
CREATING
TRACT A & TRACT B
BEING ALL OF TAX PARCEL: 36-185.1
BOONE MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SURVEYED FEBRUARY 4, 2013
JOB NO. 6-13

SCALE: 1" = 60'

KNOW ALL MEN BY THESE PRESENTS THAT I/VE, THE UNDERSIGNED, CERTIFY THAT I/VE AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT, EASEMENT AS SHOWN ON THIS PLAT. I/VE FURTHER CERTIFY THAT RONALD E. YOUNT SURVEYED AND MADE THIS PLAT AT MY/OUR DIRECTION, FREE WILL AND CONSENT, AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF A TRACT OF LAND CONVEYED TO ME/US BY A DEED RECORDED IN DEED BOOK 941, PAGE 1265, FRANKLIN COUNTY, VIRGINIA.

OWNER: JACKSON L. McCRAY SIGNATURE: _____
OWNER: DAWN H. McCRAY SIGNATURE: _____
COMMONWEALTH OF VIRGINIA, COUNTY OF _____, THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____.
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

VICINITY MAP



APPROVING AUTHORITY

FRANKLIN COUNTY HEALTH DEPARTMENT DATE: 2/20/13
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE: _____
FRANKLIN COUNTY SUBDIVISION AGENT DATE: 2/20/13

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS _____ DAY OF _____ 20____, AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT _____ O'CLOCK _____ M.

TESTEE: _____ CLERK BY _____ DEPUTY CLERK

GEORGE D. BARNHART
D.B. 652 PG. 1589
TAX: 36-187.9

GEORGE D. BARNHART
D.B. 667 PG. 1297
TAX: 36-186



**TRACT B
5.323 ACRES
(BY CALCULATION)**

**TRACT A
1.580 ACRES
(BY CALCULATION)**

GEORGE D. BARNHART
D.B. 667 PG. 1297
TAX: 36-186

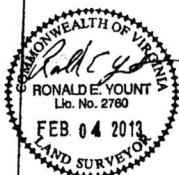
JAMES M. EDWARDS, JR.
D.B. 1012 PG. 2054
TAX: 36-183.2A

LEGEND

- SURVEYED PROPERTY LINE
- - - DEED PROPERTY LINE (NOT SURVEYED)
- DEED LINE
- - - BRANCH
- - - OVERHEAD TELEPHONE LINE
- SET 1/2" REBAR
- FOUND 1/2" REBAR
- VDOT MONUMENT
- IRON PIN (CALLED FOR)
- UTILITY POLE
- POINT
- - - PUE PUBLIC UTILITY EASEMENT

NOTES

- LEGAL REFERENCE: DEED BOOK 941, PAGE 1265 (JACKSON McCRAY)
DEED BOOK 430, PAGE 1031 (PLAT)
- TAX REFERENCE: 036.00-185.01 (JACKSON McCRAY)
- PROPERTY LOCATED IN FEMA FLOOD HAZARD ZONE X. SEE COMMUNITY PANEL # 51067C 0185C, DATED DECEMBER 16, 2008.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- PROPERTY SERVED BY PUBLIC WATER, OVERHEAD AND UNDERGROUND UTILITIES, EXACT LOCATION NOT ILLUSTRATED ON THIS PLAT.
- CHORD BEARINGS AND DISTANCES, PROPERTY LINE FOLLOWS THE CENTERLINE OF THE BRANCH FROM CORNER A TO CORNER B.
- SEE WELL AND SEPTIC PERMITS ON FILE AT THE FRANKLIN COUNTY DEPARTMENT OF HEALTH.
- THIS PLAT REPRESENTS A CURRENT FIELD SURVEY AS NOTED, THE REMAINDER HAS BEEN PREPARED FROM RECORDS ON FILE AT THE FRANKLIN COUNTY CLERK OF CIRCUIT COURT'S OFFICE AND UNRECORDED PLAT PREPARED BY PHILIP V. NESTER ENTITLED "SURVEY FOR MARILYN B. HOOKER", DATED JUNE 10, 1999.



COMPASS POINT LAND SURVEYING, P.C., P.O. BOX 687, ROCKY MOUNT, VIRGINIA, 24161, PHONE: 540-488-8478



Price Buildings Inc.

Phone: 540-483-7226
Fax: 540-483-5061

Virginia Contractors License: 2701 033883A

1111 Callaway Road
Rocky Mount, VA 24151

March 17, 2015

David Sine
20734 Virgil Goode Highway
540-580-4680

Re: Showroom Addition to Tractor Dealership at 20734 Virgil Goode Hwy

We have prepared an estimated price for this addition based on the drawings provided by Price Buildings Inc. and drawn by Ron Yount.

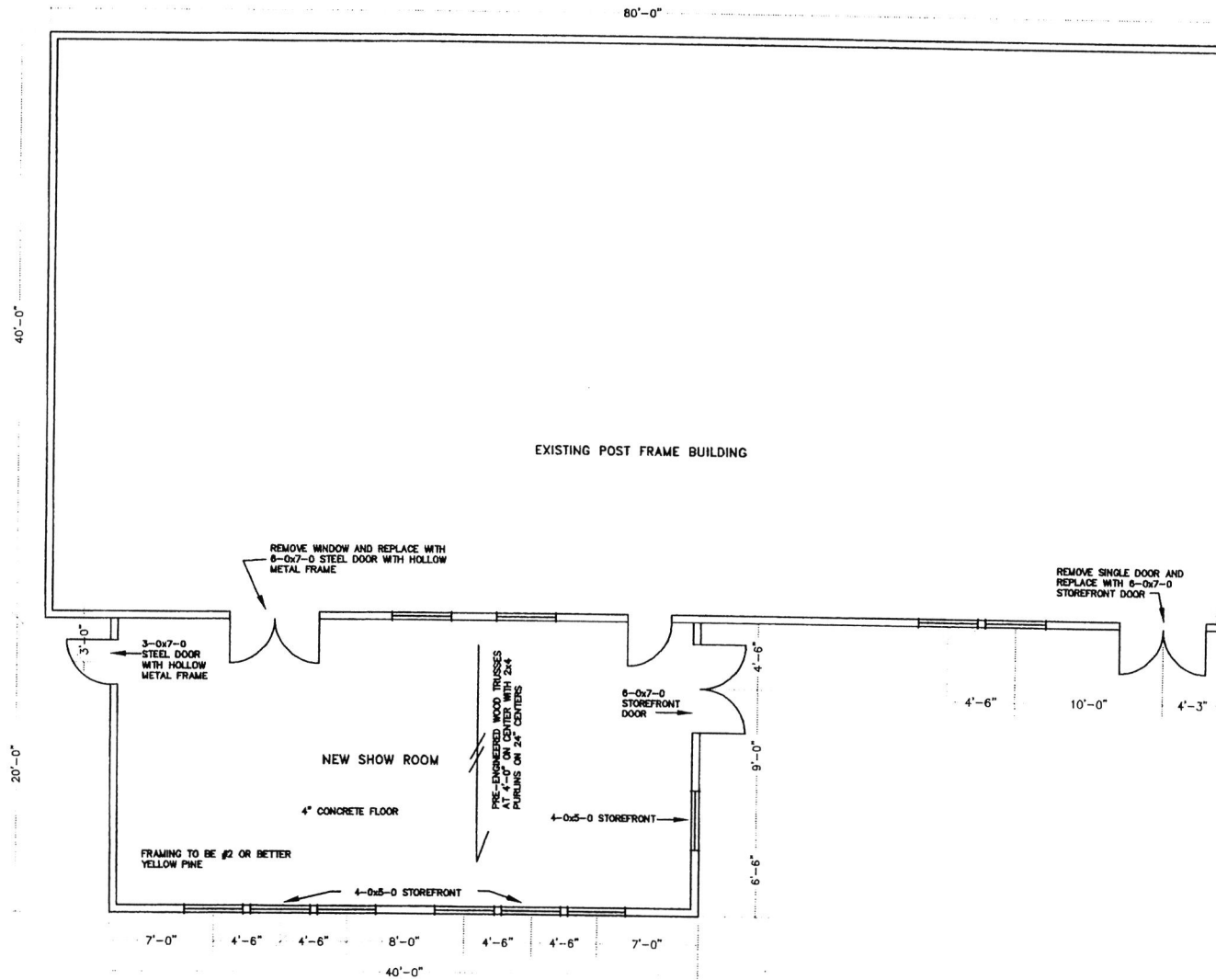
Included In this price:

1. Building plans and minor site plan, provided that Franklin County does not require stamped plans
2. Building permit
3. Concrete footer and foundation wall
4. 4" concrete slab
5. 2 by 4 wood farming for walls
6. Manufactured wood half trusses on 24" centers
7. 7/16" osb wall sheathing with weather barrier under 29 gauge metal siding, color to be picked from standard color chart
8. 5/8" plywood roof sheathing with 30 # felt and 1 x 4 purlins on 24" centers with 26 gauge screw down metal roofing with mastic at the joints, color to be picked from standard color chart
9. Seamless aluminum gutters and down spouts, color to be picked from standard color chart
10. R-13 insulation in walls and R-38 insulation in ceiling
11. Steel doors and hollow metal frames where indicated on plans
12. Store front windows and doors to be low-e clear glass in bronze aluminum frames
13. Interior finish to be painted 1/2" drywall walls with vinyl base and painted drywall ceiling

Excluded from this price:

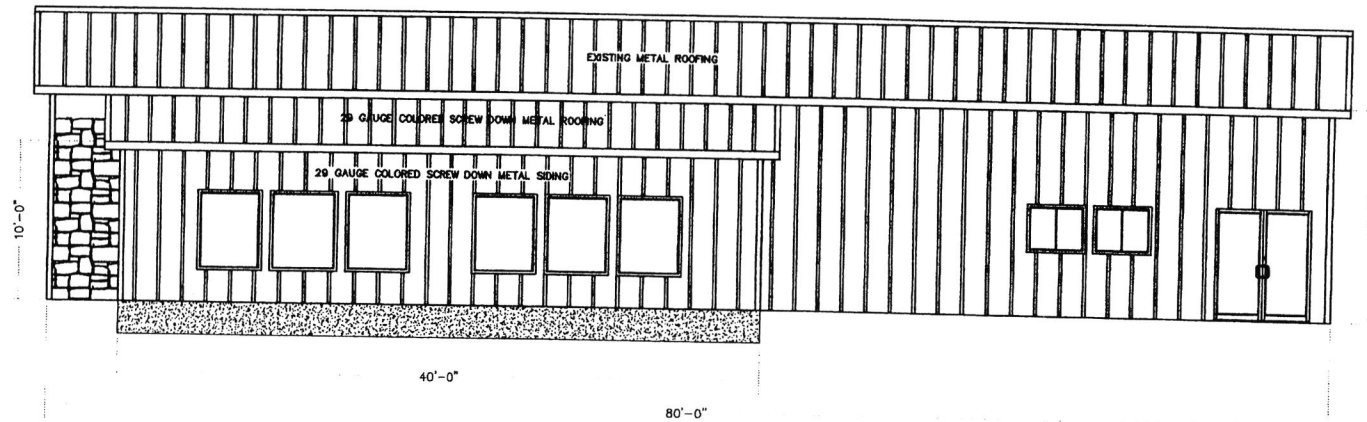
1. VDOT entrance permit if required
2. Bonds of any kind
3. Any grading other than restoring gravel parking lot around building to existing elevation
4. Any electrical work
5. Any plumbing work
6. Any HVAC work
7. Anything not mentioned above

The estimated price for this work is \$46,500.00

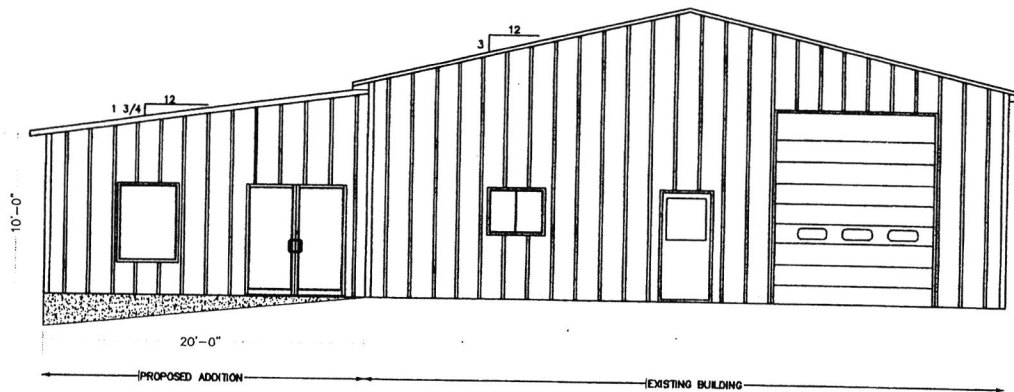


FLOOR PLAN		REVISION	
DAVID SINE		NO.	DATE
20734 VIRGIL H. GOODE HWY			
ROCKY MOUNT, VA			
		Price Buildings, Inc. 1111 Callaway Road Rocky Mount, VA 24151 Phone: 540-483-7226 Fax: 540-483-5061 Virginia Contractors License: 2701 033653A	
SCALE		3/16" = 1'-0"	
DATE		MAR 4, 2015	
DRAWN BY		RONALD YOUNT	
SHEET		1	
		OF 2 SHEETS	

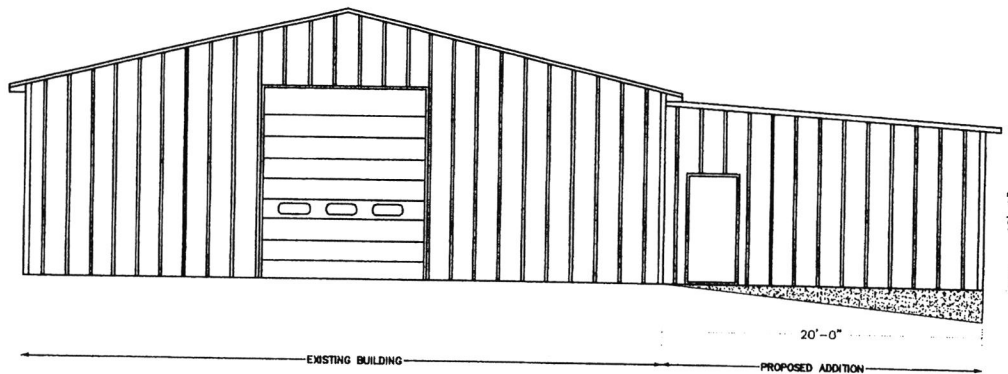
THE DESIGN AND/OR ARTISTIC CONCEPT FOR THIS DRAWING IS THE INTELLECTUAL PROPERTY OF PRICE BUILDINGS, INC. AND MAY NOT BE DUPLICATED WITHOUT PERMISSION FOR ANY REASON. IT IS PROVIDED FOR THE SOLE PURPOSE OF EVALUATING PROPOSALS BY PRICE BUILDINGS, INC. ANY OTHER USE IS A VIOLATION OF UNITED STATES COPYRIGHT LAW.



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

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ELEVATIONS		NO.	DATE	REVISION
DAVID SINE				
20734 VIRGIL H. GOODE HWY				
ROCKY MOUNT, VA				
SCALE				
3/16" = 1'-0"				
DATE				
MAR 4, 2015				
DRAWN BY				
RONALD YOUNT				
SHEET				
2				
OF 2 SHEETS				



Price Buildings, Inc.

1111 Collopy Road

Rocky Mount, VA 24151

Phone: 540-483-7226

Fax: 540-483-5061

Virginia Contractors License: 2701 033883A

PRODUCT SPECIFICATIONS

FULL COLOR SPECIFICATION

Full Color (1R, 1G, 1B LED)	Standard Colors
4.4 Trillion Shades of Full Color	Color Shading
32 Bit	Processing Capability
10mm, 16mm, 20mm	Pitch Selection
110° Horizontal, 70° Vertical	Viewing Angle
10mm: 9,000 NIT; 16mm: 14,000 NIT; 20mm: 9,000 NIT	Brightness
Automatic by Optic Sensor or Manually with 100 Grades	Display Dimming
≥100,000 Hours	Estimated LED Lifetime
Ethernet	Standard Communications
Wireless, Fiber Optic	Optional Communications
LedStudio, SCALA Available	Programming Software
Text, Graphics, Animation, and VIDEO	Graphic Capability
110VAC / 220VAC	Voltage
-40° C (-40° F) to 70° C (158° F)	Temperature Rating
Front Access Via Cam Lock Mechanism	Service Access
Horizontal Weather Louvers, Exposed Potted Pixels in Bed of Silicone Gel, Cam Lock Mechanisms for Easy Removal, Coated Electronics to Prevent Corrosion, Double Gasket Seal to Eliminate Water Entry	LED Tile Construction
Extruded Aluminum Cabinets with Solid Welded Mitred Corners, Painted Black Enamel - Baked	Cabinet Construction
Surge Protection, Lightning Arrestor	Other Standard Equipment
Temperature Sensor	Optional Equipment
All Components UL Listed	Certifications
ISO 9001:2008 Assembled in the USA	Manufacturing Quality Standard
5 Year Limited Warranty	Warranty



SEALING
MAINTENANCE

BLACKWATER



4WD

and

TRACTOR
LLC

BLACKWATER4WD.COM

540-238-2244

R. JACK & PATSY C. SMITH

D.B. 671, PG. 116
6.900 ACRES
ZONED A-1

EXISTING UNDERGROUND
TELEPHONE
(LOCATION APPROXIMATED)

R. JACK & PATSY C. SMITH

D.B. 853, PG. 118
7.626 ACRES
ZONED A-1

VDOT ENTRANCE AND DRAINAGE COMMENTS
REVISED PARKING AND USE

1/19/01
6/31/07

Stone
Engineering
P.O. BOX 1058
Rocky Mount, Virginia 24151
(540) 483-0078

DESIGN: RDS
DRAFT: RDS/CJS
CHECK: RDS

CONCEPT PLAN FOR
R. JACK & PATSY C. SMITH
U.S. HIGHWAY 220
BOONE MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

DATE: JANUARY 21, 2003
SCALE: 1" = 30'
PERMIT NO.

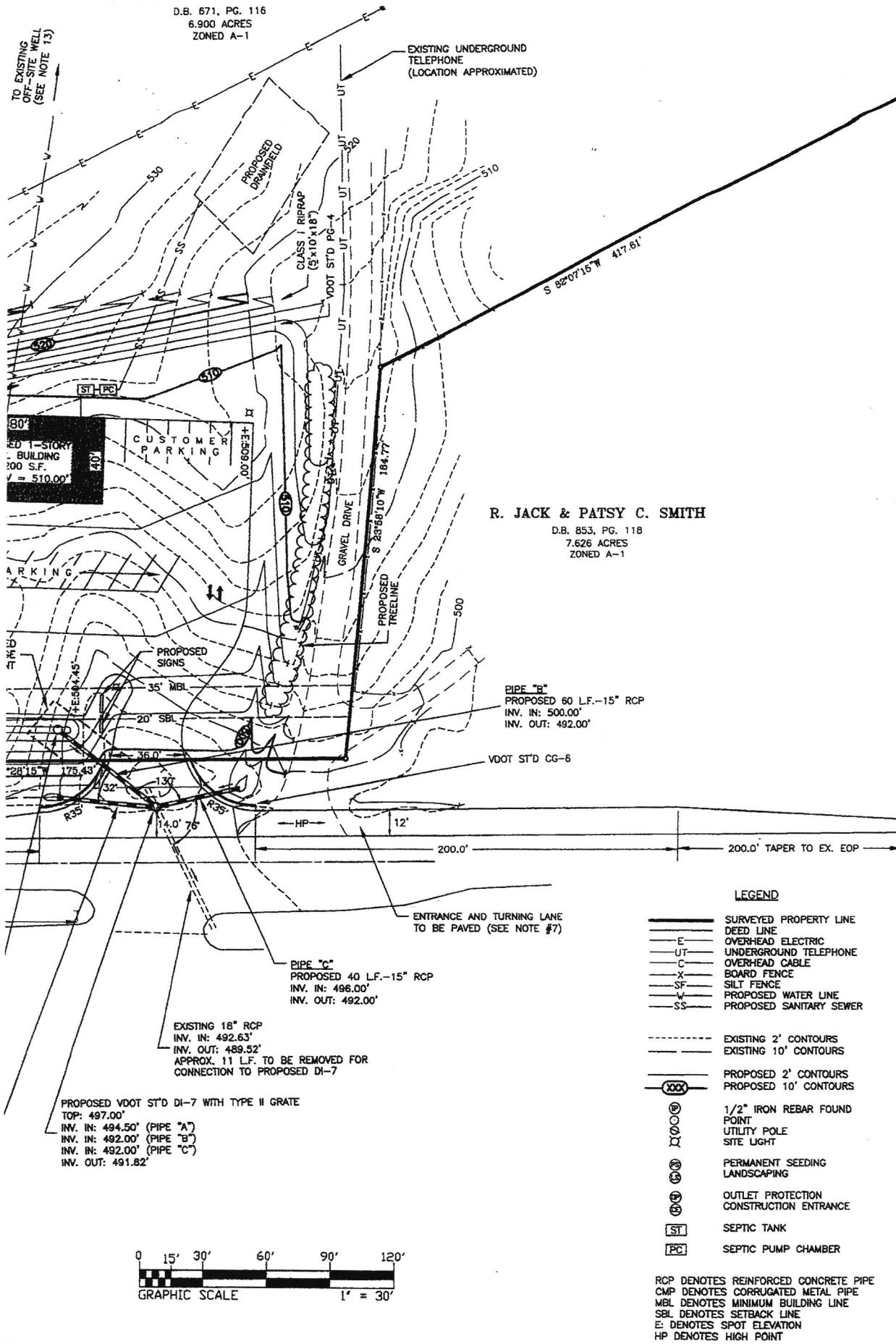
SHEET 1 OF 1
PROJECT NO.
00146

REVISIONS

DESCRIPTION

DATE

APPROVAL





SITE

LOCATION MAP

GENERAL NOTES

1. LEGAL REFERENCE: DEED BOOK 671, PAGE 116
2. TAX REFERENCE: 36-185.1
3. PROPERTY LOCATED IN HUD FLOOD HAZARD ZONE C.
4. SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
5. ASSUMED ELEVATION DATUM.

SITE PLAN NOTES

1. LANDSCAPING IS TO CONSIST OF LOW GROWTH ORNAMENTAL VEGETATION AND SHRUBBERY. PROVIDE TOPSOIL AND PREPARATION OF FINISH GRADE AS SPECIFIED.

2. SEE ATTACHED EROSION AND SEDIMENT CONTROL PLAN NARRATIVE.

3. CONTRACTOR TO OBTAIN COMMERCIAL LAND DISTURBING PERMIT.

4. LANDOWNER/DEVELOPER: R. JACK SMITH, 20728 VIRGIL H. GOODE HIGHWAY, ROCKY MOUNT, VIRGINIA 24151, 540-334-1184.

5. UTILITY LOCATOR SERVICE (1-800-552-7001) TO BE CONTACTED BY CONTRACTOR AT LEAST 72 HOURS BEFORE DIGGING.

6. ALL UTILITY POLES SHOWN ARE EXISTING. CONTRACTOR TO COORDINATE WITH DEVELOPER AND UTILITY SERVICE FOR RELOCATION OF POLES, IF NECESSARY. CONTRACTOR TO COORDINATE RELOCATION WORK AND CONNECTION OF NEW SERVICE WITH AMERICAN ELECTRIC POWER (540-627-1221) AND SPRINT (540-666-4252).

7. THE PROPOSED ENTRANCE AND TURNING LANES ON VDOT PROPERTY SHALL BE CONSTRUCTED OF ASPHALT PAVEMENT CONSISTING OF 8" STONE BASE (NO. 21A) OVERLAIN WITH 10" BINDER AND 2" ASPHALT CONCRETE OR AS REQUIRED BY THE VDOT. THE REMAINDER OF THE ENTRANCE DRIVE AND ALL PARKING AREAS ON THE DEVELOPER'S PROPERTY SHALL BE GRAVEL UNDERLAIN WITH ATLANTIC CONSTRUCTION FABRICS (PRODUCT #2006) GEOTEXTILE OR APPROVED EQUAL.

8. ALL FILL MATERIAL IS TO BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR AT $\pm 3\%$ OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. ALL EXCESS OR UNSUITABLE MATERIAL SHALL BE DISPOSED OF AT A LOCATION APPROVED BY THE OWNER AND ENGINEER.

9. THE DEVELOPER SHALL MAINTAIN A LANDSCAPED AREA ADJACENT TO U.S. ROUTE 220 OF NO LESS THAN 20 FEET IN WIDTH, SUCH WIDTH MEASURED FROM THE EDGE OF THE VDOT RIGHT-OF-WAY.

10. FOUR (4) POLE-MOUNTED LITES ARE TO BE INSTALLED AS SHOWN ON THE PLANS. SITE LITES TO BE SET TO ILLUMINATE INWARD TOWARD PROPOSED DEVELOPMENT.

11. THE DEVELOPER SHALL HAVE NO MORE THAN TWO (2) FREE STANDING SIGNS, EACH NO MORE THAN 32 SQUARE FEET IN AREA. THE HEIGHT OF EACH SIGN SHALL NOT EXCEED 35 FEET. THERE SHALL BE NO OFF-SITE ADVERTISING ON THE PROPERTY.

12. THE DEVELOPER WILL ALLOW FOR A MINIMUM 10' BUFFER ADJACENT TO THE EXISTING GRAVEL DRIVEWAY.

13. DEVELOPER TO SUBMIT APPLICATION FOR WATER AND SEWER TO THE FRANKLIN COUNTY HEALTH DEPARTMENT, P.O. BOX 249, ROCKY MOUNT, VIRGINIA 24151.

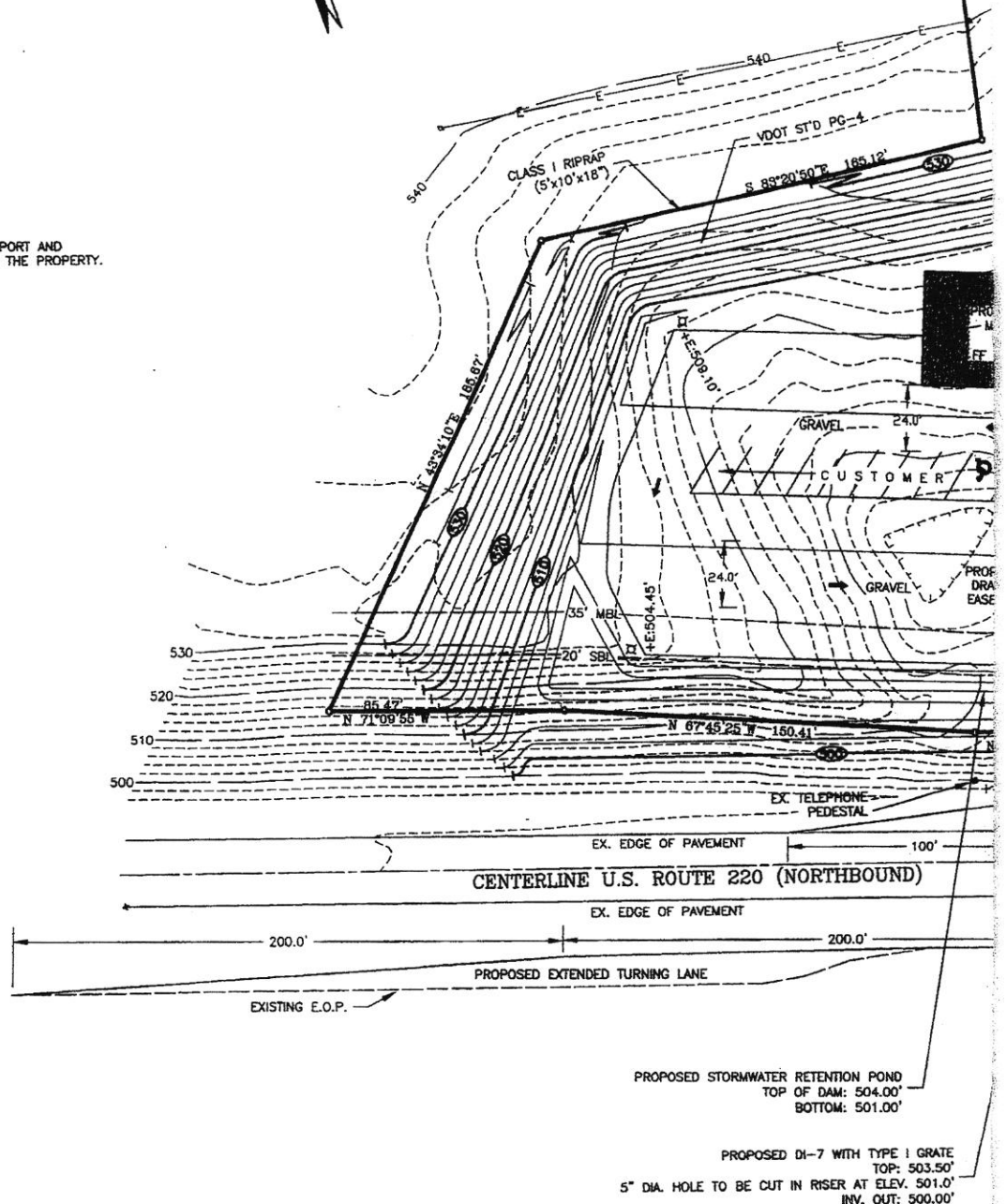
14. SITE USE TO BE WHOLESALE AND/OR RETAIL SALES WITH INSIDE AND OUTSIDE DISPLAYS ON ± 1.50 ACRES.

15. THIS CONCEPT PLAN SHOWS PROPOSED IMPROVEMENTS AS ORIGINALLY SUBMITTED TO FRANKLIN COUNTY IN 2003. AN AS-BUILT SURVEY WAS NOT PERFORMED TO VERIFY THE SITE WAS DEVELOPED IN ACCORDANCE WITH THE ORIGINAL CONCEPT PLAN. AS SUCH, THIS CONCEPT PLAN SHOULD ONLY BE USED TO ASSIST THE OWNER IN REZONING TO B-2 TO REMOVE A PREVIOUSLY LIMITING PROFFER (I.E. ALLOW ADDITIONAL USES) AND SHOULD NOT BE CONSIDERED AS DOCUMENTATION OF EXISTING CONDITIONS.

GEORGE D. BARNHART

D.B. 401, PG. 1346

ZONED A-1



PARKING SUMMARY

3,200 S.F. OFFICE AREA

MINIMUM 15 CUSTOMER SPACES REQUIRED BY LETTER FROM FRANKLIN CO. PLANNING COMMISSION

TOTAL CUSTOMER SPACES PROPOSED:	23 SPACES
REGULAR SPACE:	10'x20'
HANDICAP SPACE:	15'x20'

PROPOSED 47 L.F. - 15" RCP
INV. IN: 495.50'
INV. OUT: 494.50'